

INDUSTRIAL ZONES COMPARISON – INCIDENTAL USES TABLE

This table identifies incidental uses permitted in conjunction with a permitted use which may require approval of other permits.

Use													Location of Required Standards in the Municipal Code
	Overlay Zone	Existing Industrial Zones					Industrial Zones				HBPSP**	SCBPSP**	
		BP*	MP	M-1	M-2	AI	AIR	BMP	I	AI			
Accessory Buildings & Structures A. Cargo Containers	X X	P P	P P	P P	P X	P P	P P	P P	P P	P P	P X	P X	19.405 – Accessory Buildings & Structures
Agricultural Field Office	X	X	X	P	X	X	X	X	X	X	X	X	19.410 – Agriculture Field Office
Alcohol Sales A. Off-sale ¹ Incidental to Florist Shop B. On-sale ¹ C. Concurrent Sale of Motor Vehicle Fuel with Alcoholic Beverages	X X X X	X X MC C	X X MC C	C X MC C	X X MC C	C X MC C	X X MC C	X X X C	X X X C	X X MC C	X X MC C	X X MC C	19.297 – Florist Shops 19.415 – Alcohol Sales
Animal Keeping A. Domestic Animals up to 4 B. Domestic Animals over 4 C. Non-Domestic Animals up to max permitted D. Non-Domestic Animals over max permitted E. Dairies F. Riding Stables & Academies G. Bees H. Earthworms I. Aviaries	– – X X X X X X X X	– – X X X X X X X X	– – X X X X X X X X	– – P P P P P P P P	– – X X X X X X X X	– – P ² P ² X P ² X X X	X X X X X X X X X X	X X X X X X X X X X	X X X X X X X X X X	– – X X X X X X X X	– – X X X X X X X X	19.420 – Animal Keeping Changes to the domestic Animal Keeping requirements are not being consider as part of the General Plan 2025 Program.	
Auxiliary Dwelling Unit (Granny Housing)	X	X	X	X	X	X	X	X	X	X	X	X	19.425 – Auxiliary Dwelling Unit (Granny Housing)
Caretaker Living Quarters A. Agricultural B. Industrial Uses & Commercial Storage C. Temporary During Construction	X X X	X X MC	X P MC	P P MC	X P MC	X X MC	X X TUP	X MC TUP	X MC TUP	X MC TUP	X X MC	X X MC	19.430 – Caretaker Living Quarters
Drive-thru Businesses	X	X	X	X	X	X	X	X	X	X	X	X	19.435 – Drive-thru Businesses
Entertainment	X	X	X	X	X	X	X	X	X	X	X	X	See Article X (Definitions)
Fuel Systems – Private (Above Ground Tanks)	X	P	P	P	MC	P	MC	MC	MC	MC	X	X	19.440 – Fueling Systems – Private (Above Ground Tanks)
Home Occupations	X	X	X	X	X	X	X	X	X	X	X	X	19.445 – Home Occupations

¹ See exemptions noted in 19.415 – Alcohol Sales

² Keeping of horses, sheep, goats or cattle, provided that no animals shall be kept on a site of less than one acre and not more than one animal shall be kept for each half acre of site acre. No animal shall be kept within on hundred feet of a dwelling. Additional animals and public stables may be permitted subject to the granting of a conditional use permit.

* = When combined with the MP, M-1 or AIR Zones.

** = These Specific Plans are added for comparison only and not for interpretation. HBPSP = Hunter Business Park Specific Plan and SCBPSP = Sycamore Canyon Business Park Specific Plan.

P = Permitted

RCP = Recycling Center Permit, Chapter 19.870.

DCP = Day Care Permit, Chapter 19.860

PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

TUP = Temporary Use Permit, Chapter 19.740.

sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.

X = Prohibited

SP = Site Plan Review Permit, Chapter 19.770

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Use													Location of Required Standards in the Municipal Code
	Overlay Zone	Existing Industrial Zones					Industrial Zones				HBPSP**	SCBPSP**	
		BP*	MP	M-1	M-2	AI	AIR	BMP	I	AI			
Outdoor Dining and Food Preparation (Permanent)	X	MC	MC	MC	MC	MC	MC	X	X	MC	MC	MC	19.450 – Outdoor Dining and Food Preparation (Permanent)
Outdoor Display of Incidental Plant Materials	X	X	X	P	X	X	X	X	X	X	X	X	19.455 – Outdoor Display of Incidental Plant Materials
Outdoor Display and Sales ³	X	X	X	X	X	X	X	X	X	X	P	P	19.470 – Outdoor Sales, Display and Storage
Outdoor Storage	X	P	P	P	P	P	P	P	P	P	P	P	
Play Areas Incidental to Restaurants	X	X	X	P	X	X	X	X	X	X	X	X	19.475 – Play Areas Incidental to Restaurants
Rental of Rooms	X	X	X	X	X	X	X	X	X	X	X	X	19.100 – Residential Zones
Second Dwelling Units A. If all required standards cannot be met	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	19.480 – Second Dwelling Units
Wireless Telecommunication Facilities and Related Support Structures	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	19.490 – Wireless Telecommunication Facilities and Related Support Structures

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³Outdoor Sales and Display are permitted with a TUP see 19.740.

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